

**DISTRICT III ADVISORY BOARD  
MINUTES FOR JULY 2000**

7:00 p.m.

The District Advisory Board III was held in room 117, Colvin Mini-City Hall, 2820 S.  
Roosevelt.

Members Present

Brent Turnispeed  
Lois Ann Newman  
Bill Ward  
Gene Fuhr  
Phyllis Hall  
Judy Dillard  
Phil Bloomquist  
John Kemp  
Vice-Mayor Phil Lambke  
Sammy Rivera, Staff

Members Absent

Sharon Askew  
Jim Gulick  
Ora Nestleroad (sick)

Guests:

Officer Lisa Rollins, CP Patrol South  
Officer C. Coy, Patrol South  
Scott Knebel, MAPD  
Jay Newton, City of Wichita  
Larry Henry, City of Wichita  
Chris Carrier, Public Works Storm Water  
Engineer  
Joe Paj or, Public Works Director of  
Natural Resources

ORDER OF BUSINESS

*Vice-Mayor Phil Lambke* called the meeting to order at 7:00 p.m. The agenda minutes was approved as submitted.

PUBLIC AGENDA

The Public Agenda contains requests from members of the public who desire to present matters to the Council.

*No items were submitted.*

PLANNING

**1. Follow-up on Planning Cases Previously Reviewed**

A follow-up on the requested presented by the MAPC before the Board on June 20, 2000 the DAB was made. Board Members were informed that the Planning Department proceeded to approve the Wireless service proposal as long as they meet the conditions stated by this agency.

**BOARD AGENDA**

**2. Backyard Drainage Policy**

**Chris Carrier, Public Works Storm Water Engineer** made a presentation on this topic. Mr. Carrier stated that the County of Sedgwick and the City of Wichita have jointed forces to carry out this new proposed policy. Citizens living in subdivisions were complaining about inappropriate backyard drainage during periods of heavy rain or flooding. The government has worked with the Builders Association for three years to develop this plan. According to Mr. Carrier the new policy is a win-win situation because it does provide a better drainage system for new developments as well as a sign-off that satisfies the builder's obligation. A copy of the proposed plan was presented to each Board member and no comments were made.

**3. Management of City Solid Waste and Storm Debris after Brooks Landfill Closes**

Joe Pajor, Public Works Director of Natural Resources, provided an update on the impact to citizens of Wichita after the closing of Brooks Landfill regarding solid waste and storm debris. Mr. Pajor told Board members that the City is planning to establish a five year contract with a private contractor to establish a Construction and Demolition Landfill. It will serve as recycling center for construction and demolition materials. This landfill operator company will run a material processing facility and will keep the money obtain from this services. Materials like tires will not be allowed at this facility. The following are some of the materials that will be allowed at this proposed landfill: Road work; new constructions; demolition work; wood; pallets and glass.

**Vice-Mayor-Board** Members comments/questions:

- 1) John Kemp: List of possible locations of this Construction/Demolition Landfill.
- 2) Judy Dillard: Can we expect any possible problems with State approval of this Landfill?
- 3) William **Ward**: Do you know if the County of Sedgwick is planning to participate in this project?
- 4) Phil Bloomquist: Are Companies in Wichital Sedgwick County currently running private sites?
- 5) **Vice-Mayor Phil Lambke**: After Brooks Landfill closes; How much are we

planning to charge citizens for the use of the transfer stations and the construction and demolition landfill?

Board Members also made the following comments/questions:

- Are we going to have a screening process to make sure that improper trash will not be dumped into the landfill?
- What is going to happen to the **Household Waste Program**, and whom is going to run it? v.
- This Landfill will be located possibly at the Brooks Landfill current location, or at the property that the City purchased recently to build a Landfill.
- The City does not anticipate any problems with the State of Kansas for the approval of this facility because it will meet Federal as well as State standards. The Facility will be also built and run in consistency with the County of Sedgwick Solid Waste plan.
- There is a possibility that the County will participate on this project with the City.

Joe Payor's response:

- Joe Pajor told Board Members that construction firm Cornejo and Sons currently runs a private construction and demolition landfill open to the public in southeast Wichita on 31<sup>st</sup> street and K-iS, as well as Boeing Aircraft Company, who runs a private landfill.
- There will be a possible cost of \$ 26.00 per ton of construction and demolition waste and of \$ 40.00 per ton of waste taken to one of the transfer stations.
- Construction and demolition trash will be screen in order to make sure that regular trash will not be mixed with it. Citizens or companies dumping regular trash will be responsible to pick them up and to take it to a proper facility. If regular trash is found in this special landfill; landfill operators will be ultimately responsible for its disposal. The disposal of tires will not be allowed at this facility. However items coming from road work, new constructions, demolition work, including wood, pallets and glass will be allowed.
- The County of Sedgwick will continue to run the **Household Waste Program**, and will charge citizens and businesses for their services. A summary copy of the proposed plan was presented to each Board member and their comments already

Joe Pajor conclude his presentation by saying that the proposed Construction and Demolition Landfill will also serve as a Material Processing Facility and that the operator company will keep the money that results from that operation.

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### 4. Wireless Communication Master Plan

**Marvin Krout, Director of Planning** was unable to attend the meeting due to a previous commitment. Scott **Knebel, Also from the Planning** Department, came in his behalf to speak about the proposed plan and stated the following:

- The plan will change on modify the current City zoning code to allow the establishment of more wireless towers in City limits in order to improve the coverage that this services ~5fóvides to citizens in Wichita.
- It revises the current procedures used by companies offering this type of services related to the wireless industry such as cell phones, pcs, and wireless internet services.
- It establishes which locations and types of structures are allowed to be used in order for wireless services to

place their antennas and associate equipment in the community.

- This new plan was the result of a Task force process that involved representatives from the wireless industry, tower construction companies as well as neighborhood Association members of the Wichita Independent Neighborhoods.
- Mr. Knebel told Board Members that the current wireless regulation system is rigid because it requires the approval of Board of Appeals which makes it more difficult for applicants as well as for the City to administer it.
- The proposed plan establishes a new process with new facilities, approved by the Planning Commission for conditional use.
- This plan will also look into allowing the installation of wireless towers in heavy industrial, heavy commercial and rural areas of Wichita.
- It will limit the height of the tower by the type of tower; disguised or undisguised as well as the proximity to airport flight paths.
- It will require a type of tower that will preserve the pre-existing character of the area, with colors, textures and materials that blend.

Board Members comments/questions:

- 1) Judy Dillard: Are Neighborhoods going to have an input into the approval to install towers 65 feet high or less in their neighborhoods?
- 2) Judy Dillard: How many neighborhood people were involved in this process?
- 3) Phil Bloomquist: Do we have records on the location of each wireless tower in Wichita?
- 4) John Kemp: How many antennas can we place on one wireless tower?
- 5) **John Kemp:** Also, What is the total of antennas that we have installed on towers citywide?

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### **Scott Kneble's response:**

- Petitioners will be required to apply for a changing of zoning request and signs indicating that will be placed on the requested property. However, Petitioners will not be required to go before a formal hearing process.
- A total of 50 neighborhood association members participated in the task force. Our goal is to provide a set of new regulations and guidelines that will allow the development of these services for the citizens of Wichita as well as to minimize the impact that these tower~x~ill create in our communities.
- We did our last inventory of wireless towers in Wichita back in 1997. This inventory will be updated in the next few months.
- Wireless providers can place an average of six to seven antennas per tower.
- At this time, We do not have an official record of all the antennas citywide. Again our list of companies goes back to 1997.

### **5. August DAB meeting**

The regularly scheduled DAB meeting falls the night of the National Night Out. Board Members were informed that they will meet next month on its schedule date of August 1st, 2000

### **6.**

**Vice-Mayor Phil Lambke** asked board Members to write on a piece of paper five things that they will like to

see different on the control and regulation of fireworks. Board Members wrote the recommendations and gave them to the Vice-Mayor.

Vice-Mayor Lambke told Board Members that he will present their recommendations before the City Council.

7. **Problem Properties**

DAB Members did not reported any problem properties throughout the District.

8. **Problem Properties Update**

An update on Problem properties was presented and no comments were made.

**OTHER BUSINESS**

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9. **Board Members input on Board Agendas**

**Vice-Mayor Lambke told Board Members** the importance of providing items for the monthly Agendas. Several Board Members provided ideas on items that will presented before them in the August and September meetings.

10. **Appointment for the Comprehensive Plan Task Force**

**Vice-Mayor Lambke told Board Members** that an appointment from District III will be needed in order to participate in this Task Force. There is a current need for inner city development and the Task Force will look into this and other issues. No appointments were made on tonight's' meeting.

11. **Board III Agendas**

**Vice-Mayor Lambke** requested Board Staff Sammy Rivera to send the Agendas the Monday before the Board Meeting. Any items submitted after the deadline will be included later on to the Agenda as an amendment.

**ADJOURN**

With no further business, the meeting was adjourned at **9:00 p.m.**

Respectfully submitted,

Sammy Rivera  
District III Neighborhood Assistant